

# Narrative

## General Information

County Name: Huntington

Person Performing Ratio Study: Richard Schultz

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Sales Window (1/1/2019 to 12/31/2020):

Sales from 2019 and 2020 were analyzed for the ratio study; however, no time adjustment was deemed necessary due to lack of significant data to calculate an adjustment.

## Groupings

Jefferson Township, and Wayne Township residential improved sales were grouped due to similarities in geographic location; townships are contiguous, similar construction types, and townships being rural land types.

Polk Township, and Warren Township residential improved sales were grouped due to similarities in geographic location; similar construction types, and townships being rural land types

**AV Increases/Decreases**

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	Dallas	New Construction
Commercial Vacant	Jackson	Property Class Change, Change in use
Industrial Improved	Jefferson Polk	New Construction New Construction
Industrial Vacant	N/A	
Residential Improved	Dallas Rock Creek Warren	Market Adjustments, New Construction Market Adjustments, New Construction Market Adjustments, New Construction
Residential Vacant	Clear Creek Wayne Jefferson Dallas	Split, Vacant lots Developed Splits, Adjusted influence factors (Reassessment) Adjusted influence factors (Reassessments) Change in use to Ag, Part Classified Forest

**Cyclical Reassessment**

Jefferson Township - taxing district 35008 & 35009; all classes of properties  
 Salamonie Township - taxing districts 35016 and 35017; all classes of properties  
 Wayne Township - taxing districts 35020 & 35021; all classes of properties  
 Huntington City - taxing district 35005; partial reassessment of all classes of properties

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

Land order will be completed in Jackson, Rock Creek, Jefferson, Salamonie, Wayne, and Huntington townships, for assessment year 2021. Other townships were previously completed in 2019 and 2018 (Clear Creek, Dallas, Lancaster, Polk, Warren, Union Townships)

## **Comments**

The sales comparison method was used to adjust the assessments in Huntington County for 2021. The assessments were derived using the Real Property Assessment Guidelines 2015-Version A. The sales used for the 2021 annual adjustments occurred during January 1, 2019 through December 31, 2020. The land base rates and neighborhood factors were reviewed in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size, improvement type and age, and other factors deemed relevant. Additionally, comparisons were made between adjoining neighborhoods and townships to ensure the continuity of land base rates and neighborhood factors.

While conducting the ratio study, a small number of valid sales have been deemed invalid due to further research, new construction, appeals, pertinent to the validity of the sale. Please feel free to contact me for any further assistance while reviewing Huntington County's 2021 Ratio Study.

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